

MINUTES OF THE PUBLIC MEETING OF THE UTAH COUNTY COMMISSION FEBRUARY 23, 2015 IN THE COMMISSION CONFERENCE ROOM OF THE COUNTY BUILDING AT 152 EAST 100 NORTH, VERNAL, UTAH. MEETING COMMENCED AT 11:01 AM.

PARTICIPANTS: COMMISSIONERS BILL STRINGER AND MICHAEL MCKEE. COMMISSIONER MARK RAYMOND, EXCUSED.

ATTENDANCE: KRISTEN BAUMGARTEN, BRYAN MEIER, ROBIN O'DRISCOLL, SUE SAWYER, MICHAEL WILKINS, JC BREWER, PAUL MERKLEY, STEVE SROKA, SAM PASSEY, JORDAN MERRELL, MIKE MURRAY, DEREK NYBERG, CHERYL MEIER, CAROL WEBSTER, MARY BERNARD, WENDI LONG, BARBARA SIMPER, HEATHER HOYT, CABLE MURRAY, MATT CAZIER, ROBERT BARNHILL, JON STEARMER, AND LOREN ANDERSON.

PRAYER GIVEN BY WENDI LONG

PLEDGE OF ALLEGIANCE LED BY MICHAEL WILKINS

APPROVAL OF REGULAR COMMISSION MINUTES FEBRUARY 2, 2015

APPROVAL OF SPECIAL COMMISSION MINUTES FEBRUARY 9, 2015

WARRANTS DATED FEBRUARY 5, 2015 IN THE AMOUNT OF \$354,908.76; FEBRUARY 12, 2015 IN THE AMOUNT OF \$406,282.52; AND FEBRUARY 19, 2015 IN THE AMOUNT OF \$224,752.41 WERE APPROVED AS PRESENTED.

TAX MATTERS – MICHAEL WILKINS

KENT G COOK REQUESTED A REFUND OF 2014 TAXES IN THE AMOUNT OF \$41.04 FOR SERIAL NUMBER 06:053:0070 AS PER STATE APPEAL # 13-2270.

COMMISSIONER STRINGER MOVED TO APPROVE THE REFUND AS PER STATE APPEAL AS PRESENTED. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

MICHAEL AND KIMA HALL HAVE REQUESTED A DELINQUENT PROPERTY TAX DEFERRAL FOR SERIAL NUMBER 04:033:0003.

COMMISSIONER STRINGER MOVED TO APPROVE THE DEFERRAL AS PRESENTED. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

TAX MATTERS – BARBARA SIMPER

THE COUNTY ASSESSOR REQUESTED APPROVAL OF ADDING ESCAPED TAXES IN THE AMOUNT OF \$7,062.88 FOR SERIAL NUMBER 07:021:0019 OWNED BY NILE CHAPMAN CONSTRUCTION. THE PROPERTY IS NO LONGER CENTRALLY ASSESSED AND HAS BEEN RETURNED TO LOCALLY ASSESSED. IT IS NO LONGER A SAND AND GRAVEL PIT.

COMMISSIONER STRINGER MOVED TO ACCEPT THE RECOMMENDATION TO COLLECT ESCAPED TAXES AS PRESENTED. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

BUSINESS LICENSES: ROBERT BARNHILL

A LEVEL VENTURES, LLC, OWNED BY PETER ROBBINS, LOCATED AT 940 NORTH 2335 WEST, VERNAL IN RA-1 ZONING. THIS IS IN MAESER. HE BOUGHT BEEHIVE HOMES, SO THIS IS AN EXISTING FACILITY WITH NEW OWNERSHIP. HE IS REQUIRED TO OBTAIN A LOCAL BUSINESS LICENSE BEFORE THE STATE LICENSE IS ISSUED AND WILL THEN BE PROVIDED TO US. SIGNATURES HAVE BEEN RECEIVED FROM THE NECESSARY DEPARTMENTS. APPROVAL RECOMMENDED WITH THE CONDITIONS TO FOLLOW ALL RA-1 ZONING REGULATIONS AND SUBMIT DOCUMENTATION FOR REQUIRED STATE LICENSING.

SPLIT MOUNTAIN MACHINE, INC., OWNED BY DEVIN BODILY, LOCATED AT 2914 EAST HIGHWAY 40, VERNAL IN A-1 ZONING. THIS IS AN INDUSTRIAL MACHINE SHOP; REPAIR OF GENERAL INDUSTRIAL ENGINES. THIS IS A LEGAL NON CONFORMING USE. THIS USE HAS BEEN GRANDFATHERED IN AS THEY ARE DOING WHAT HAS BEEN GOING ON AT THIS LOCATION FOR MANY YEARS. IF THEY STOP THE USE FOR A PERIOD OF ONE YEAR, THEY WILL LOSE THE RIGHT TO USE THE PROPERTY THIS WAY. THEY CANNOT HAVE ANY OUTSIDE STORAGE.

COMMISSIONER MCKEE QUESTIONED THE USES. THEY DON'T WANT TO HOLD BACK THE BUSINESS BUT IS CONCERNED WITH THE ZONING. JON STEARMER AGREED AND ASKED IF THEY HAVE GONE THROUGH A REZONE PROCESS. MATT CAZIER NOTED THEY CAME IN SIX OR SEVEN YEARS AGO AND ASKED FOR A REZONE. THEY WERE DENIED FOR FEAR THEY WOULD EXPAND THE BUSINESS FROM WHAT IT WAS. IT WAS DETERMINED THEN TO BE A LEGAL NONCONFORMING USE. THERE IS RESIDENTIAL ZONING AND INDUSTRIAL AROUND THIS PROPERTY. NOTHING IS BEING CHANGED FROM ANY USE ALREADY ON THE PROPERTY. THERE WILL NOT BE ANY OUTSIDE STORAGE. THE FACILITY WAS INSPECTED AND THEY HAVE OBTAINED THE NECESSARY SIGNATURES. APPROVAL RECOMMENDED WITH THE CONDITION TO FOLLOW ALL APPLICABLE COUNTY CODES.

LIAHONA ENERGY, OWNED BY CARISSA FLITTON, LOCATED AT 3684 WEST 1200 NORTH IN RA-1 ZONING. THIS IS A HOME OFFICE FOR A BUSINESS TO MANAGE THE MAINTENANCE OF EXISTING AND NEW GAS AND OIL WELLS. APPROVAL RECOMMENDED WITH THE CONDITIONS TO FOLLOW ALL RA-1 ZONING AND HOME BUSINESS REGULATIONS.

AYALA WELDING, OWNED BY RAFAEL AYALA, LOCATED AT 1575 SOUTH 1500 WEST, VERNAL IN RA-1 ZONING. THIS IS A HOME OFFICE. WELDING WOULD NOT BE PERMITTED AT THE RESIDENCE. MOST WELDING TRUCKS ARE NOT CONSIDERED COMMERCIAL. APPROVAL RECOMMENDED WITH THE CONDITIONS TO FOLLOW ALL RA-1 ZONING REGULATIONS, HOME BUSINESS REGULATIONS, AND NO WELDING AT THE RESIDENCE.

QUILT FRIENDZY, OWNED BY JENNIFER HONE, LOCATED AT 432 WEST 2900 SOUTH, IN RA-1 ZONING. SHE WILL BE MAKING QUILTS AND SELLING THEM ONLINE AND AT FAIRS. APPROVAL RECOMMENDED WITH THE CONDITIONS TO FOLLOW ALL RA-1 ZONING AND HOME BUSINESS REGULATIONS.

HOME TURF LAWN CARE PROFESSIONALS, OWNED BY JOSIE NYBERG, LOCATED AT 7818 EAST 7500 NORTH, LAPOINT IN A-1 ZONING. THIS IS A HOME BUSINESS. THE HOME BUSINESS ORDINANCE SPECIFICALLY PROHIBITS A FEW BUSINESSES THAT INCLUDE STORAGE OF HAZARDOUS OR TOXIC MATERIALS. THIS BUSINESS WILL USE SOME PESTICIDES AND HERBICIDES. JEREMY RAYMOND WAS ASKED TO REVIEW THE CHEMICAL AND STORAGE. HE RECOMMENDED APPROVAL WITH THE CONDITION THE CHEMICAL BE WELL VENTILATED AND STORED IN A SEPARATE BUILDING AWAY FROM THE HOME AND CHILDREN. MATERIAL SAFETY DATA SHEETS WOULD ALSO HAVE TO BE AVAILABLE AT THE SITE. ROBERT ALSO INDICATED THERE ARE OTHER HOME BUSINESSES THAT MAY HAVE A SPRAY BOTTLE OF CLEANER WE ARE UNAWARE OF. APPROVAL WAS RECOMMENDED WITH THE CONDITION TO FOLLOW ALL A-1 ZONING REGULATIONS, HOME BUSINESS REGULATIONS AND ALL REGULATIONS RECOMMENDED BY THE FIRE DISTRICT.

JON STEARMER ASKED FOR TIME TO REVIEW THE CODE, 17.116.220 IN REGARDS TO THE PROHIBITED BUSINESSES. THERE IS SOME ROOM FOR INTERPRETATION. THE EXACT DEFINITION OF HAZARDOUS IS NOT INCLUDED.

COMMISSIONER STRINGER MOVED TO APPROVE THE BUSINESS LICENSES AS PRESENTED WITH THE RECOMMENDED CONDITIONS FOR QUILT FRIENDZY, AYALA WELDING, LIAHONA ENERGY, SPLIT MOUNTAIN MACHINE, AND A LEVEL VENTURES. THE LICENSE FOR HOME TURF LAWN CARE PROFESSIONALS IS TO BE TABLED UNTIL THE CODE CAN BE REVIEWED. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

DEREK NYBERG ADDRESSED THE MEETING. HE CANNOT TAKE HIS STATE PESTICIDE APPLICATOR TEST WITHOUT THE APPROVAL OF THE BUSINESS LICENSE. THE COUNTY HAS HAD THE APPLICATION FOR EIGHT WEEKS. HE NEEDS TO GET THIS TAKEN CARE OF AS SOON AS POSSIBLE. ROBERT BARNHILL INDICATED THE LICENSE WAS PRESENTED TO THE COMMISSION UNTIL AFTER THE FIRE MARSHALL, JEREMY RAYMOND, WAS ABLE TO PROVIDE A RECOMMENDATION. TIMING IS EXTREMELY IMPORTANT FOR THIS BUSINESS. HE DOES NOT USE CHEMICALS THAT ARE NOT READILY AVAILABLE FOR PUBLIC PURCHASE.

ROBERT BARNHILL NOTED THE LICENSE COULD BE APPROVED SUBJECT TO THE REVIEW OR THAT THEY NOT STORE ANY CHEMICALS THERE. JON STEARMER SUGGESTED THEY REVIEW THE BUSINESS LICENSE THROUGHOUT THE MEETING AND ONCE DONE BRING BACK FOR APPROVAL.

CEMETERY CERTIFICATES - MICHAEL WILKINS

BONNIE BARNES AND JERRY BARNES, JT PURCHASED LOT 77, SPACES 4, 5 AND 6 AND LOT 117 SPACES 2 AND 3 IN THE MAESER FAIRVIEW CEMETERY FOR THE SUM OF \$1,500.00.

STORMIE MARIE HEWITT HILLIS PURCHASED LOT 289 A SPACE 2 IN THE MAESER FAIRVIEW CEMETERY FOR THE SUM OF \$300.00.

HARLEY JACKSON PURCHASED LOT 117 SPACE 1 IN THE MAESER FAIRVIEW CEMETERY FOR THE SUM OF \$300.00.

LINDA EATON PURCHASED BLOCK H 36.50 LOT 2 SPACE 3 IN THE VERNAL MEMORIAL PARK CEMETERY FOR THE SUM OF \$300.00.

JAY HARDINGER AND PATTY HARDINGER PURCHASED LOT 640 A SPACE 1; LOT 602 A SPACE 1; AND LOT 602 SPACES 2, 3, 4, 6, 7, AND 8 IN THE MAESER FAIRVIEW CEMETERY FOR THE SUM OF \$2,400.00.

COMMISSIONER STRINGER MOVED TO APPROVE THE CEMETERY CERTIFICATES AS PRESENTED. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

BID OPENING AND POSSIBLE AWARD: MAGNESIUM CHLORIDE

ONLY ONE BID WAS RECEIVED. DUSTBUSTERS, INC OF EVANSTON, WYOMING SUBMITTED A BID OF \$85.00 PER TON AND AN APPLICATION COST OF \$9.50 PER TON.

COMMISSIONER STRINGER MOVED TO ACKNOWLEDGE THE BID, REVIEW, AND POSSIBLY AWARD IN ONE WEEK. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

UTAH STATE PARKS EVENT FUNDING THANK YOU- MIKE MURRAY

MIKE MURRAY THANKED THE COMMISSIONERS FOR THEIR SUPPORT OF THE 5TH ANNUAL STEINAKER FISHING TOURNAMENT. THERE WERE 140 FISHERMEN, 47 OF WHICH WERE YOUTH. MANY PRIZES WERE GIVEN OUT THANKS TO CONTRIBUTORS. IT WAS A HUGE SUCCESS. IN 2010 WHEN THEY BEGAN THE EVENT, THERE WERE 30 PARTICIPANTS. THERE WAS NOT ENOUGH ICE ON STARVATION TO DO A DUAL TOURNAMENT. THERE WERE EVENT ATTENDEES FROM SALT LAKE AND LOGAN WHERE THE TOURNAMENT WAS ALSO ADVERTISED. THIS IS A GREAT WAY FOR PEOPLE TO DISCOVER STEINAKER AND COME BACK TO VISIT.

ORDINANCE #02-23-2015 01: CODIFICATION OF THE 2015 TRANSPORTATION PLAN MAP

JORDAN MERRELL LED THE DISCUSSION. THERE HAVE BEEN A FEW CHANGES TO THE BASE LAYERS REGARDING LAND STATUS CHANGES. ALL THE ROAD VACATIONS MADE THROUGH THE LAST YEAR HAVE BEEN REFLECTED ON THIS MAP. THE BIGGEST CHANGE WOULD BE SEEP RIDGE ROAD. THERE IS NOT A DATA SHEET TO ACCOMPANY THE MAP BUT ALL THE DOCUMENTATION IS KEPT AND FILED WITH THE MAP.

COMMISSIONER STRINGER MOVED TO APPROVE ORDINANCE #02-23-2015 01, CODIFYING THE TRANSPORTATION PLAN MAP. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

UINTAH RECREATION SPECIAL SERVICE DISTRICT BOARD UPDATE BY ROBIN O'DRISCOLL

2014 WAS A BENCHMARK YEAR, MANY CAPITAL PROJECTS WERE COMPLETED. THERE IS A NEW MAINTENANCE BUILDING AT THE GOLF COURSE. THE ENTRANCE WAS MOVED AND THE PARKING LOT WAS DOUBLED. THERE ARE SUN SHADES AT THE BASEBALL FIELDS. TREES WERE PLANTED AT SERENITY PARK. THE DISTRICT PARTNERED WITH THE SCHOOL DISTRICT MANY YEARS AGO FOR A PUMP HOUSE FACILITY AND IT IS NOW RUNNING CORRECTLY. WE COMPLETED OUR PARKING LOT NEAR THE VERNAL CHRISTIAN CHURCH AND ACADEMY AND IT ALL WORKS TOGETHER WELL NOW. THE ARCHWAY IN DEDICATION OF THE KAY'S FOR THE PROPERTY PURCHASED FOR THE RECREATION CENTER IS NOW IN PLACE. 13 ACRES WERE SOLD TO THE SCHOOL DISTRICT FOR AN ELEMENTARY SCHOOL THAT SHOULD BREAK GROUND THIS FALL. THEY WILL PARTNER TO BUILD THE FOURPLEX SOFTBALL FIELDS. MANY MORE PROJECTS WERE ALSO DONE.

COMMISSIONER MCKEE EXPRESSED APPRECIATION FROM THE COUNTY AS A WHOLE FOR THE MANY WONDERFUL THINGS THE RECREATION DISTRICT DOES FOR THE ENTIRE COMMUNITY. THEY PROVIDE GREAT OPPORTUNITIES AND FACILITIES. ROBIN THANKED HIM AND NOTED THE SEVEN MEMBER POLICY MAKING BOARD IS ADAMANT THE DISTRICT STAY FISCALLY RESPONSIBLE AND DO WHAT IS BEST FOR THE MAJORITY OF THE CITIZENS.

COMMISSIONER MCKEE NOTED ABOUT FIVE MILLION DOLLARS OF THE DISTRICT'S BUDGET IS MINERAL LEASE MONEY AND REVENUE FROM THE MANAGED PROPERTIES. ROBIN NOTED THE REVENUE WAS 7.5 MILLION IN 2014.

ED ZURBUCHEN ASKED WHERE THE SCHOOL WOULD BE BUILT. THE SCHOOL DISTRICT PURCHASED THE ACREAGE IN THE SOUTH EAST CORNER OF THE PROPERTY AND THE SOFTBALL FOURPLEX WILL BE IN THE SOUTH WEST CORNER. THE SCHOOL WILL BUILD ONE OF THE FIELDS AND THE RECREATION DISTRICT WILL MAINTAIN IT. THERE WILL BE ADDITIONAL PARKING FOR THE COMPLEX. THE MASTER PLAN FOR THE DISTRICT IS FLUID AND CHANGES CAN BE MADE. THE PROPERTY SOLD TO THE SCHOOL DISTRICT WAS SLATED AS GREEN SPACE. SOME GREEN SPACE WILL BE LOST BUT THERE WILL BE SOME AT THE SCHOOL AS WELL. ED AGREED WITH THE COMMISSIONERS IN EXPRESSING GRATITUDE TO THE RECREATION DISTRICT. HE ASKED IF THERE WOULD BE A RAISE IN FEES FOR THE CENTER. ROBIN RESPONDED THEY DO NOT HAVE ANY PLANS TO DO SO THIS YEAR. THEY HAVE NOT SEEN A DROP IN THE NUMBER OF PATRONS COMING THROUGH THE DOOR EVERY DAY THOUGH THEY HAVE LOST A FEW CORPORATE MEMBERSHIPS.

COMMISSIONER MCKEE REMEMBERS WHEN CRITICS DID NOT FEEL THE RECREATION CENTER WOULD BE PUT TO USE. ROBIN REPLIED. WHEN THE FACILITY WAS BUILT, A THIRD PARTY DID A STUDY TO PROVIDE ANTICIPATED NUMBERS COMPARED TO USE OF SIMILAR FACILITIES IN SIMILAR COUNTIES. THE FIRST SIX MONTHS THE REC CENTER WAS OPEN BLEW THOSE NUMBERS OUT OF THE WATER.

CONSIDERATION OF RIGHT-OF-WAY AGREEMENT WITH TERRA ACADEMY CHARTER SCHOOL

THIS IS A RIGHT-OF-WAY TO ROCKY MOUNTAIN POWER TO DO UNDERGROUND POWER FOR THE CHARTER SCHOOL. THE LINE WILL CUT ACROSS THE COUNTY ROAD FROM THE GOLDEN AGE CENTER AND ACROSS COUNTY PROPERTY TO THE PROPERTY OWNED BY THE SCHOOL. MATT CAZIER NOTED THERE WERE TWO CHANGES TO MAKE TO THE AGREEMENT BEFORE IT CAN BE SIGNED, THE PARCEL NUMBER HAS ONE INCORRECT DIGIT AND THERE SHOULD BE A PLACE FOR ATTESTATION BY THE CLERK AUDITOR.

COMMISSIONER STRINGER MOVED TO APPROVE THE RIGHT OF WAY AS PRESENTED AND AUTHORIZE SIGNATURES. COMMISSIONER MCKEE SECONDED.

SAM PASSEY ASKED ABOUT THE OTHER UTILITIES AND THEIR ARRANGEMENTS. MATT HAS NOT HEARD FROM ANY OF THE OTHER COMPANIES. THEY COULD USE THE SAME RIGHT-OF-WAY. IT IS POSSIBLE THE OTHER UTILITIES ARE COMING FROM OTHER PLACES AND NOT CROSSING THE COUNTY PROPERTY. BRYAN MEIER ALSO NOTED THIS IS STANDARD FOR ROCKY MOUNTAIN POWER SERVICES.

COMMISSIONER MCKEE CALLED FOR A VOTE. MOTION PASSED UNANIMOUSLY.

CONSIDERATION OF SURFACE USE AND RIGHT-OF-WAY AGREEMENT WITH BILL BARRETT CORP. ON UTAH COUNTY PROPERTY KNOWN AS THE GUSHER LANDFILL
LOREN ANDERSON LED THE DISCUSSION. THE PROPERTY IS NOT ACTUALLY A LANDFILL BUT IS CALLED THAT. BILL BARRETT IS ASKING FOR A RIGHT-OF-WAY FOR A PIPELINE TO COLLECT OIL AND GAS. THEY HAVE MINERAL RIGHT ACCESS AND ARE IN THE PROCESS OF BUILDING THE WELL SITES WHICH IS PART OF THE SURFACE USE OF THIS AGREEMENT. THEY HAVE OFFERED \$34800.25. JEN HALL IS PRESENT TO ANSWER ANY QUESTIONS. THE PIPELINES WILL FOLLOW ALONG THE COUNTY ROAD AND ALONG THE ACCESSES TO THE PARTICULAR WELL SITES.

JENNIFER HALL, ENCORE LAND SERVICES REPRESENTING BILL BARRETT, ADDRESSED THE MEETING. SHE HAS BEEN WORKING WITH LOREN ON THIS AGREEMENT. THEY WILL NEED THE SURFACE USE AGREEMENT FOR THE TWO WELL SITES APPROXIMATELY 4.5 ACRES EACH, AND CONNECTING PIPELINE. THE AREA THEY PLAN TO DRILL AND HAVE OBTAINED MINERAL RIGHTS FOR IS OWNED BY MANY INDIVIDUALS.

IN RESPONSE TO COMMISSIONER STRINGER'S QUESTION, THIS IS AN ONE TIME PAYMENT AND THE ROAD AND PIPELINES HAVE BEEN STAKED BUT NOT STARTED. HE WOULD LIKE A PLAN OF DEVELOPMENT REVIEWED AND ON SITE INSPECTIONS. JENNIFER DID NOT SEE A PROBLEM WITH THAT. RIGHT AFTER THEY GET THE PERMIT TO DRILL THEY WILL MEET WITH EVERYONE AND ADDRESS ANY QUESTIONS AND CONCERNS AT THAT TIME. THE WELL SITE TO THE NORTH IS 5.32 ACRES AND THE OTHER IS 4.29 ACRES. AFTER MITIGATION, THE ACTUAL AREA WILL BE ABOUT HALF. THE ROAD IS ABOUT 24 RODS TO ONE AND 34 TO THE OTHER. EACH ROD IS 16.5 FEET AND THEY ARE PAYING \$25 EACH ROD.

COMMISSIONER STRINGER ASKED IF BRYAN HAD ANY CONCERNS WITH THE ROADS. HE DOES NOT BUT ASKED THEY USE THE FAR EDGE OF THE RIGHT OF WAY. AS SNOW IS PLOWED AND BUILDS UP ALONG THE EDGE OF THE ROAD, THE PIPELINE BECOMES HIDDEN, THIS COULD CAUSE DAMAGE. JENNIFER HALL AGREED BUT ALSO NOTED IT WILL BE BURIED AT THREE FEET. BRYAN RECOMMENDED FOUR FEET AND SHE ALSO AGREED AND WILL ADJUST THE AGREEMENT TO REFLECT THIS DEPTH.

COMMISSIONER STRINGER MOVED TO APPROVE THE SURFACE USE AND RIGHT-OF-WAY AGREEMENT AS PRESENTED WITH THE CONDITION TO USE THE EDGE OF THE RIGHT-OF-WAY AND BURY THE PIPELINE AT FOUR FEET DEEP AND AUTHORIZE SIGNATURES. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

BUSINESS LICENSE CONTINUED:

JON STEARMER ASKED TO ADDRESS THE BUSINESS LICENSE FOR HOME TURF LAWN CARE PROFESSIONALS. IT HAS BEEN REVIEWED AND HE RECOMMENDS THE LICENSE BE APPROVED SUBJECT TO THE CURRENT COUNTY CODE AND STATE CODES AND THE STORAGE OF THE CHEMICALS BE ADDRESSED LATER. FURTHER REVIEW MAY RESULT IN A CODE AMENDMENT. THERE IS NO REASON TO POSTPONE THE APPROVAL OF THE BUSINESS LICENSE. ROBERT BARNHILL ALSO NOTED THEY SPOKE WITH JEREMY RAYMOND ON THE PHONE AND HE INDICATED MANY OF THE CHEMICALS ARE NOT EXPLOSIVE, TOXIC, OR HAZARDOUS.

COMMISSIONER STRINGER MOVED TO APPROVE THE BUSINESS LICENSE FOR HOME TURF LAWN CARE SUBJECT TO CURRENT COUNTY AND STATE CODES. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

CONSIDERATION OF QUIT CLAIM DEED FOR PROPERTY IN LAKEVIEW ESTATES TO UBAOG IN THE AMOUNT OF \$192,024.96

LOREN ANDERSON PRESENTED THE DEED FOR APPROVAL. THE COUNTY WOULD LIKE TO SELL THESE 14 LOTS TO UBAOG. THE PROPERTY AND INFRASTRUCTURE WAS PAID FOR BY GRANTS EXCEPT FOR

AN OVERAGE OF \$192,024.96. UBAOG WILL BE BUYING THESE LOTS FOR THE OVERAGE AMOUNT. THEY WILL BE USING THE LOTS FOR SELF HELP HOUSING.

COMMISSIONER STRINGER MOVED TO APPROVE THE QUIT CLAIM DEED AS PRESENTED. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

CONSIDERATION OF LEASE AGREEMENT WITH THE STATE OF UTAH FOR DMV OFFICE SPACE

LOREN ANDERSON ALSO PRESENTED THIS ITEM. THE DEPARTMENT OF FACILITIES ATTORNEY WITH THE STATE APPROACHED THE COUNTY TO GET A NEW AGREEMENT. THE LICENSING DIVISION WILL BE CONSTRUCTING A NEW BUILDING AND MOVING FROM OURS. THIS AGREEMENT IS \$800 PER MONTH FOR FIVE YEARS. NOTHING WILL CHANGE. THEY WILL HAVE THE SAME SPACE.

COMMISSIONER STRINGER MOVED TO APPROVE THE LEASE AGREEMENT AS PRESENTED AND AUTHORIZE SIGNATURES. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

RATIFICATION OF GRANT AGREEMENT FOR REGIONAL HISTORY CENTER

SAM PASSEY PRESENTED THE GRANT AGREEMENT IN THE AMOUNT OF \$1,000.00 FOR RATIFICATION. LEGAL COUNCIL HAD REVIEWED IT BEFORE IT WAS SIGNED DUE TO THE STATE'S TIMELINE. IT WILL PROVIDE ARCHIVAL SUPPLIES TO PROCESS THE PAPERS OF RICHARD AND JOY HORTON.

COMMISSIONER STRINGER MOVED TO RATIFY THE AGREEMENT AS PRESENTED. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

EXECUTIVE SUMMARY OF LIBRARY ANNUAL REPORT

SAM PASSEY NOTED A FULL REPORT WILL BE AVAILABLE AT THE LIBRARY BOARD MEETING WEDNESDAY AT 11:30 AM. THE WAY THE LIBRARY IS USED HAS CHANGED OVER THE YEARS. THERE HAS BEEN AN OVERALL DECREASE IN GENERAL CIRCULATION SINCE 2013 THOUGH THE CHILDREN'S MATERIALS CIRCULATION HAS INCREASED. THERE HAS BEEN AN INCREASE OF 62% IN ATTENDANCE AT LIBRARY FUNCTIONS.

NOON: COMMUNITY IMPACT BOARD: UTAH COUNTY CAPITAL IMPROVEMENTS LIST UPDATE

THIS WAS NOT CORRECT ON THE AGENDA. WE ARE NOT GOING OVER THE CAPITAL IMPROVEMENTS LIST TODAY.

HEATHER HOYT NOTED THE PUBLIC HEARING FOR THE CIB APPLICATION REGARDING THE TERMINAL BUILDING AT THE AIRPORT WAS ADVERTISED IN THE PAPER, FOR TWO WEEKS, TO TAKE PLACE TODAY. IT SHOULD HAVE BEEN ON THE AGENDA. THE APPLICATION HAS BEEN SUBMITTED BUT A PUBLIC HEARING IS NEEDED.

JON STEARMER NOTED THE COMMISSIONERS COULD HOLD THE PUBLIC HEARING BUT IT COULD BE CHALLENGED. HEATHER HOYT NOTED THE CIB PROCESS DOES NOT REQUIRE THE PUBLIC HEARING BE PART OF A COMMISSION MEETING IT JUST HAS TO BE ADVERTISED PROPERLY. IT IS NORMALLY HELD AS PART OF THE COMMISSION MEETING BECAUSE IT IS DONE UNDER THE MUNICIPAL BUILDING AUTHORITY, WHICH IS ALSO THE COMMISSIONERS.

COMMISSIONER STRINGER MOVED TO ADVERTISE THE MUNICIPAL BUILDING AUTHORITY PUBLIC HEARING FOR THE COMMUNITY IMPACT BOARD APPLICATION FOR A LATER DATE. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

COMMUNITY DEVELOPMENT – MATT CAZIER

NONCOMPLIANT STRUCTURE:

1. **BUILDING DEPARTMENT** – REQUESTING AUTHORIZATION TO RECORD A CERTIFICATE OF NONCOMPLIANT BUILDING OR STRUCTURE ON PROPERTY AT 7486 NORTH 10500 EAST, LAPOINT. SERIAL NUMBER 13:041:0039.

THIS PROPERTY HAS A DETACHED GARAGE UNDER CONSTRUCTION WITHOUT A BUILDING PERMIT. THEY HAVE CONTACTED THE OWNER VIA CERTIFIED MAIL AND WHEN POSTING A RED TAG ON THE

BUILDING ITSELF. AT THIS POINT, A PERMIT HAS NOT BEEN ISSUED. THE CERTIFICATE IS SIMPLY RECORDED TO GO WITH THE PROPERTY SO ANY FUTURE BUYERS OR PARTIES OF INTEREST WILL KNOW THERE IS AN ISSUE. ONCE THEY COME INTO COMPLIANCE, THE COMPLIANCE WILL BE NOTED AS AN ADDITIONAL LAYER.

COMMISSIONER STRINGER MOVED TO AUTHORIZE THE RECORDING OF A CERTIFICATE OF NONCOMPLIANCE AS PRESENTED. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

2. BUILDING DEPARTMENT – REQUESTING AUTHORIZATION TO RECORD A CERTIFICATE OF NONCOMPLIANT BUILDING OR STRUCTURE ON PROPERTY AT 9643 SOUTH HIGHWAY 88, LEOTA. SERIAL NUMBER 08:033:0011.

THIS PROPERTY IS SOUTH OF PELICAN LAKE. THEY HAVE BUILT A SHOP TYPE BUILDING THAT IS LEASED TO A COMPANY THAT MAY BE OIL FIELD. THEY HAVE NOTIFIED THEM WITH CERTIFIED MAIL AND WHEN POSTING A RED TAG AT THE PROPERTY. THEY HAVE SPOKEN WITH THE ATTORNEY WHO INDICATED THEY WILL WORK TOWARD COMING INTO COMPLIANCE BUT HAVE NOT YET RECEIVED A BUILDING PERMIT. ROBERT NOTED WHEN HE SPOKE WITH THE ATTORNEY HE WAS GIVEN THE IMPRESSION THE PROPERTY OWNERS UNDERSTAND THAT SINCE THEY ARE IN THE PROCESS OF COMING INTO COMPLIANCE THEY WILL NOT HAVE A NONCOMPLIANT CERTIFICATE RECORDED. MATT NOTED THE COMMISSIONERS COULD GIVE THEM ADDITIONAL TIME BUT THEY WILL HAVE TO SET A SPECIFIC TIME. IT WILL TAKE TIME FOR MATT TO COMPLETE THE CERTIFICATE AND NECESSARY PAPERWORK AND AN IF THEY WERE TO COME INTO COMPLIANCE BEFORE IT WAS RECORDED HE WOULD NOT RECORD IT.

COMMISSIONER STRINGER MOVED THAT THE PROPERTY OWNERS FOR BOTH ITEMS BE CONTACTED AND GIVEN 30 DAYS TO COME INTO COMPLIANCE OR THE NONCOMPLIANCE CERTIFICATE WILL BE RECORDED. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

CONDITIONAL USE PERMITS:

3. CHRISTOPHER WILSON – CUP FOR BIRD TAXIDERMY BUSINESS AT 3944 EAST 5000 SOUTH, VERNAL. SERIAL NUMBER 06:060:0039.

THIS PROPERTY IS .5 ACRES AND THE ZONING, A-1, ALLOWS FOR MEAT PROCESSING. THERE IS A HOME ON THE PROPERTY AND HE WILL USE THE GARAGE BUT IT IS NOT ATTACHED. LATER, HE WILL CONSTRUCT AN OUTBUILDING ON THE PROPERTY. HE WILL ONLY BE PROCESSING BIRDS. PLANNING COMMISSION DID NOT HEAR ANY PUBLIC COMMENTS AND RECOMMENDED APPROVAL.

COMMISSIONER STRINGER MOVED TO APPROVE THE CUP FOR BIRD TAXIDERMY AS PRESENTED. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

4. DYLE & CAROL WEBSTER – CUP FOR FLAG LOT AT APPROXIMATELY 2200 NORTH 1500 WEST, VERNAL. SERIAL NUMBER 04:055:0011.

THIS PROPERTY IS 4 ACRES. THEY HAVE 33 FEET OF ACCESS OFF 1500 WEST. ONE FLAG LOT WOULD ALLOW A HOME TO BE BUILT ON THE PROPERTY. PLANNING COMMISSION DID NOT HEAR ANY PUBLIC COMMENTS AND RECOMMENDED APPROVAL WITH THE CONDITION TO MEET ALL FLAG LOT REQUIREMENTS.

COMMISSIONER STRINGER MOVED TO APPROVE THE FLAG LOT CUP FOR 2200 NORTH 1500 WEST AS PRESENTED. COMMISSIONER MCKEE SECONDED.

5. RONALD & KRISTI OAKS – CUP FOR FLAG LOT AT 2569 SOUTH 500 WEST, VERNAL. SERIAL NUMBER 06:023:0170.

THIS PROPERTY IS 5.76 ACRES. THERE ARE CURRENTLY TWO HOMES ON THE PROPERTY. THEY PLAN TO SPLIT THE TWO HOMES OUT, EACH WITH FRONTAGE ALONG 500 WEST, AND CREATE A FLAG LOT WITH THE THIRD PORTION. PLANNING COMMISSION HEARD FROM ONE IN SUPPORT OF THE APPLICANT. THEY RECOMMENDED APPROVAL WITH THE CONDITION TO FOLLOW ALL FLAG LOT REQUIREMENTS.

COMMISSIONER STRINGER MOVED TO APPROVE THE FLAG LOT FOR 2569 SOUTH 500 WEST AS PRESENTED. COMMISSIONER MCKEE SECONDED. MOTION PASSED UNANIMOUSLY.

BOARD APPOINTMENTS: NONE

MISCELLANEOUS:

ED ZURBUCHEN ASKED IF DAGGETT COUNTY WAS INVOLVED IN THE SIX COUNTY COALITION AND THEY ARE. HE THEN ASKED ABOUT THE PROPOSED GASOLINE TAX. HE HAS BEEN READING SOME ARTICLES FROM THE MIDWEST. COMMISSIONER MCKEE RESPONDED THERE IS A SENATE BILL AND A HOUSE BILL TO BE CONSIDERED. THE SENATE BILL, BACKED BY SENATOR VAN TASSEL, WOULD RESULT IN A TEN CENT GAS TAX HIKE. THE OTHER WOULD BE MORE COMPLICATED. ONCE THE LEGISLATURE HAS CONVENED AND THE BILLS ARE FINISHED THE COUNTY CAN RESPOND TO THE CHANGES. COMMISSIONER STRINGER ALSO NOTED ONLY TIME WILL TELL. WE WILL HAVE TO WAIT AND SEE HOW WE WILL BE AFFECTED.

ADJOURN: MEETING ADJOURNED AT 12:30 P.M.



MICHAEL MCKEE, CHAIR



MICHAEL W. WILKINS, CLERK-AUDITOR